138.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,300 / 1,047,300
					USE VALUE:	1,047,300 / 1,047,300
					ASSESSED:	1,047,300 / 1,047,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EARLEY CHARLES S
Owner 2:	EARLEY-MONAHAN RITA A
Owner 3:	
Street 1:	53 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATTHEW GEORGE -
Owner 2:	-
Street 1:	53 PLEASANT VIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Wood Shingle Exterior and 2183 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9604.000	404,500	5,500	637,300	1,047,300
Total Card	0.220	404,500	5,500	637,300	1,047,300
Total Parcel	0.220	404,500	5,500	637,300	1,047,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.75 /Parcel: 479.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88390

GIS Ref

GIS Ref

Insp Date 11/17/17

!10661!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,500	5500	9,604.	637,300	1,047,300		Year end	12/23/2021
2021	101	FV	393,300	5500	9,604.	637,300	1,036,100		Year End Roll	12/10/2020
2020	101	FV	393,300	5500	9,604.	637,300	1,036,100	1,036,100	Year End Roll	12/18/2019
2019	101	FV	299,600	5500	9,604.	672,700	977,800	977,800	Year End Roll	1/3/2019
2018	101	FV	291,700	4900	9,604.	495,700	792,300	792,300	Year End Roll	12/20/2017
2017	101	FV	291,700	4900	9,604.	474,400	771,000	771,000	Year End Roll	1/3/2017
2016	101	FV	291,700	4900	9,604.	439,000	735,600	735,600	Year End	1/4/2016
2015	101	FV	280,600	4900	9,604.	368,200	653,700	653,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:08:13

LAST REV

Date	Time
07/19/18	14:35:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEW GEORGE	47317-28		4/21/2006		620,000	No	No		
ZAHR NADIA	27399-494		6/19/1997		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	88390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2013	1655	Re-Roof	8,830	C				
10/26/2000	833	Alterati	4,000	C				3 SKYLIGHTS-INSULA

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Inspected	PH	Patrick H
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
3/17/2009	Inspected	189	PATRIOT
2/25/2009	Measured	372	PATRIOT
9/29/2006	MLS	HC	Helen Chinal
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9604		Sq. Ft.	Site		0	90.	0.74	10									637,310						637,300	

Total AC/HA:	0.22048	Total SF/SM:	9604	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	637,310	Spl Credit		Total:	637,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23365760
Const Adj.:	0.99989998
Adj $ / SQ:	172.695
Other Features:	102250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586235
Depreciation:	181733
Depreciated Total:	404502

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

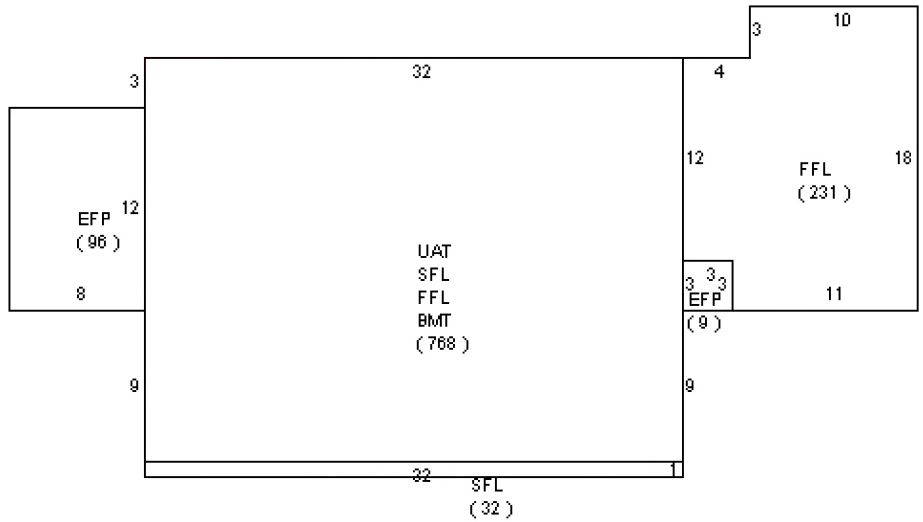
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	208.96
Special Features:	0	Val/Su Net:	141.24
Final Total:	404500	Val/Su SzAd	224.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	999	172.690	172,522
SFL	Second Floor	800	172.690	138,156
BMT	Basement	768	68.650	52,720
UAT	Upper Attic	192	69.080	13,263
EFP	Enclos Porch	105	53.150	5,581

Net Sketched Area:	2,864	Total:	382,242
Size Ad	1799	Gross Area	3440	FinArea	2183
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1941	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500